



Bulkington Lane, Nuneaton, CV11 4SB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** CONSIDERABLY EXTENDED AND SUPERB ORDER *** Here is a traditional style double semi detached residence situated along this popular main road location within Whitestone offering extended family accommodation in superb order throughout and worthy of an early viewing.

The property offers vastly improved and redesigned accommodation with gas fired central heating, upvc double glazing, driveway for two / three vehicles, long rear garden with extensive wooden decking and combines a wealth of traditional and modern features with feature wooden panelling, picture rails, flag stone flooring, integrated appliances, ornate and feature fireplaces making this a most attractive property.

Briefly comprising: large reaction hall, guests cloakroom, front lounge with bay window, feature fireplace and feature wooden panelled wall, full width dining kitchen with range style cooker, granite working surfaces and integrated appliances, landing, four bedrooms and bathroom with roll top, claw foot bath. Driveway, long rear garden with decking and kids summerhouse. EPC RATING TBC.





Key Features

- Traditional style semi detached residence
- Considerably extended family home
- Superb order throughout
- Full width dining kitchen
- Lounge with feature fireplace
- Four bedrooms & bathroom
- Drive & long rear garden with decking
- EPC RATING TBC

£350,000

Draft Details

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

Entrance Hall

With obscured sealed unit double glazed composite front entrance door, stairs rising to the first floor with wooden panelling, wooden flooring, central heating radiator, leaded UPVC double glazed window to the front, useful understairs storage cupboard, doors to the extended dining kitchen, lounge and guest cloakroom.

Guest Cloakroom

2'7 x 5'6

Having been refitted with a white suite comprising: low flush WC and wash hand basin with tiled splashbacks. Central heating radiator, tiled flooring and extractor fan.

Lounge

12'7 into bay x 12'11 max

With central heating radiator, leaded UPVC double glazed bay window to the front, feature fire place, feature wooden panelled wall and door into the extended kitchen/diner.

Kitchen Diner

15'5 x 22'7

Being a particular attractive feature of the property and the hub of this home and has been refitted with a comprehensive range of shaker units to two sides comprising: inset Belfast sink with mixer tap, cupboard below and integrated drainer. Additional base units and drawers with granite working surfaces over and matching upstands, space for a range style cooker, integrated fridge, integrated freezer, integrated washing machine, glass display cabinets and fitted wall cupboards.

The dining area has feature wooden panelled walls, UPVC double glazed double opening twin sets of patio doors leading to the rear garden, flagstone flooring and useful built in storage cupboard with space for tumble dryer.

Landing

With loft hatch, fitted smoke alarm, built in store cupboard and doors to all rooms.

Bedroom One

12'11 x 12'11 into bay

With central heating radiator, leaded UPVC double glazed bay window to the front, feature ornate fireplace, picture rail, walk-in store cupboard with hanging rail and leaded UPVC double glazed window to the front.

Bedroom Two

9'4 x 12'5

With central heating radiator, UPVC double glazed window to the rear and feature wooden panelled walls.

Bedroom Three

6'5 x 9'4

With central heating radiator, leaded UPVC double glazed window to the rear and feature wooden panelled walls.

Bedroom Four

With central heating radiator and leaded UPVC double glazed window to the front.

Bathroom

5'5 x 11 max

Being fully tiled to the shower cubicle and half tiled to the other walls and equipped with a white antique style suite comprising: roll top claw foot freestanding bath with mixer tap and shower attachment, pedestal wash hand basin, low flush WC and shower cubicle with built in shower fitment with rain head shower. Combined central heating radiator / rail, obscured UPVC double glazed window to the rear, extractor fan and tiled flooring.

Outside

To the front of the property is a loose stoned forecourt providing motor vehicle parking for two/three vehicles, hedging to either side and courtesy lighting.

The good sized rear garden has an extensive wooden decked patio area, wooden pagoda, timber kids play house, lawn, well stocked borders, timber shed, cold water tap, security light and fenced boundaries.

General Information

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations.

Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc. or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: C

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

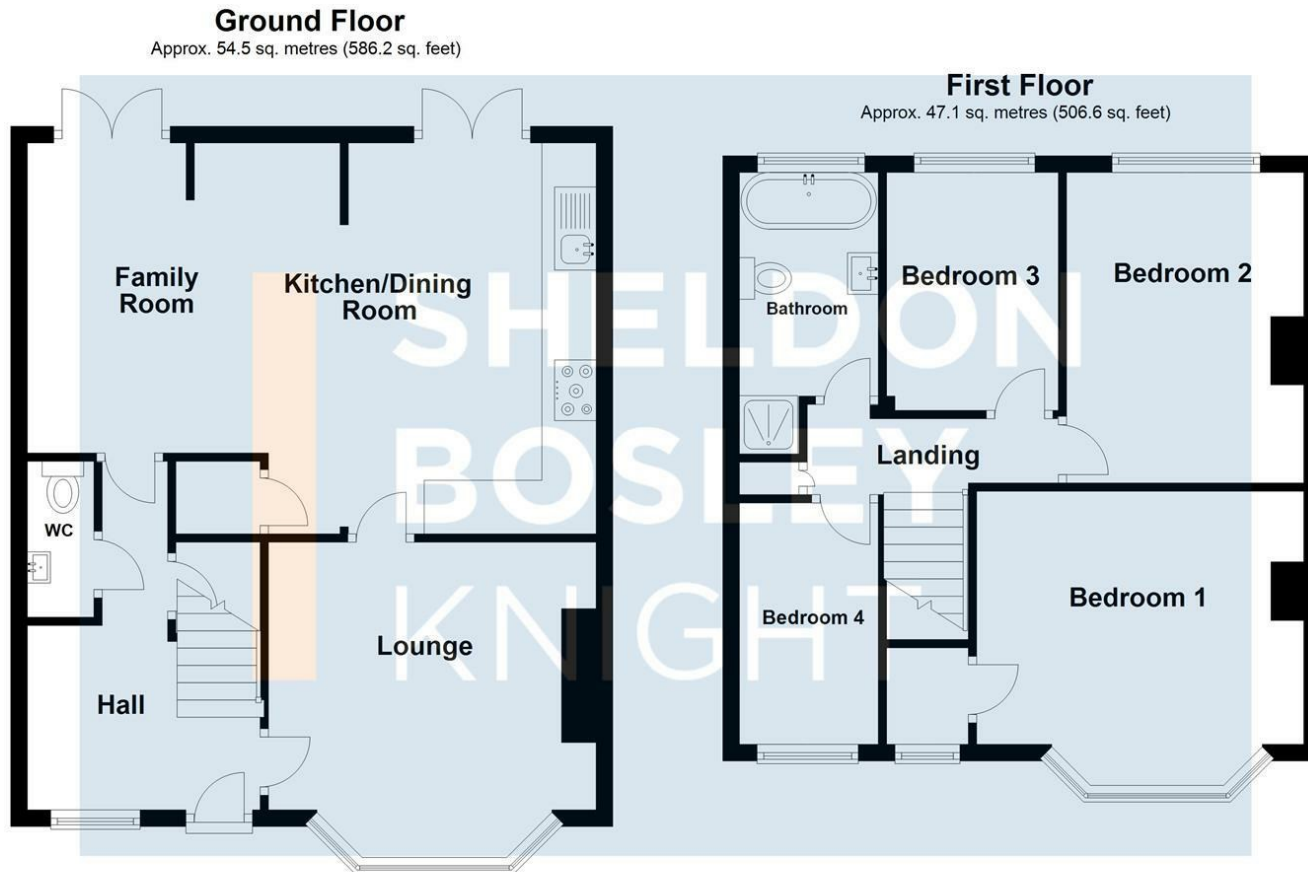
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 101.5 sq. metres (1092.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating -

Tenure - Freehold

Council Tax Band - C

Local Authority
NBBC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.